



33 Aylesbury Close, Norwich  
£280,000

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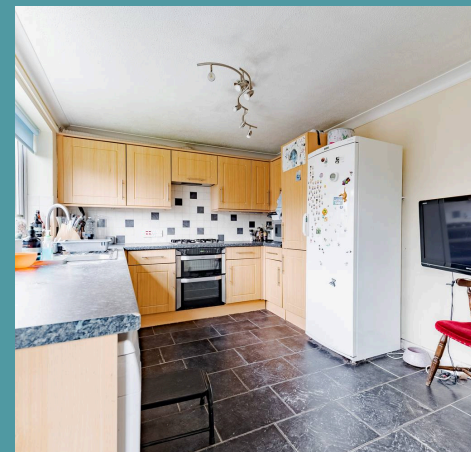
Norwich, Norwich

Situated in a highly sought-after area in north Norwich, this three-bedroom semi-detached house offers a spacious and versatile layout, ideal for family living. The bright lounge features a fireplace, while a flexible office or dining space provides extra versatility. The well-appointed kitchen adds practicality, and the enclosed rear garden, double garage, and off-road parking enhance the property's appeal. Its convenient location offers easy access to the city centre, well-regarded schools, and essential amenities.

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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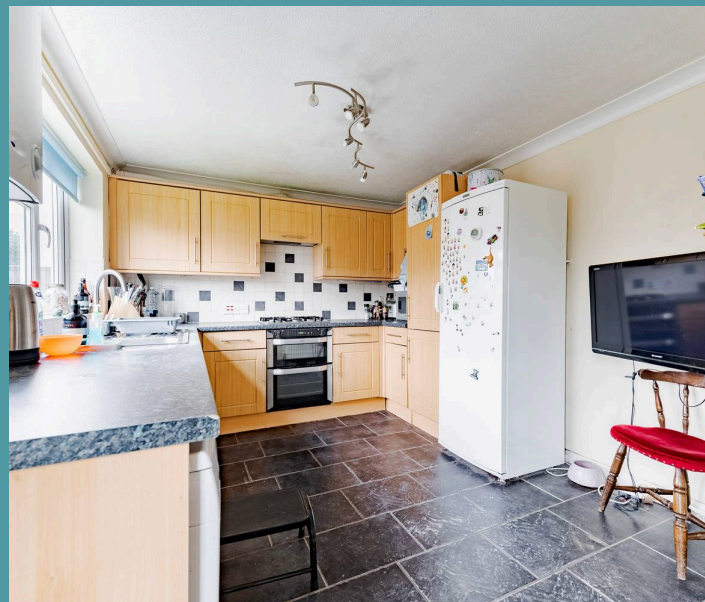
### Location

Aylesbury Close is conveniently located on Norwich's north side, offering easy access to the city centre. The area is well-served by local amenities, including shops, supermarkets, and healthcare facilities. There are several schools nearby, making it a practical choice for families. Excellent transport links, including regular bus services and access to main roads, provide smooth connections to surrounding areas. Nearby parks and green spaces offer opportunities for outdoor activities, while the vibrant city centre, with its shops, restaurants, and cultural attractions, is just a short distance away.

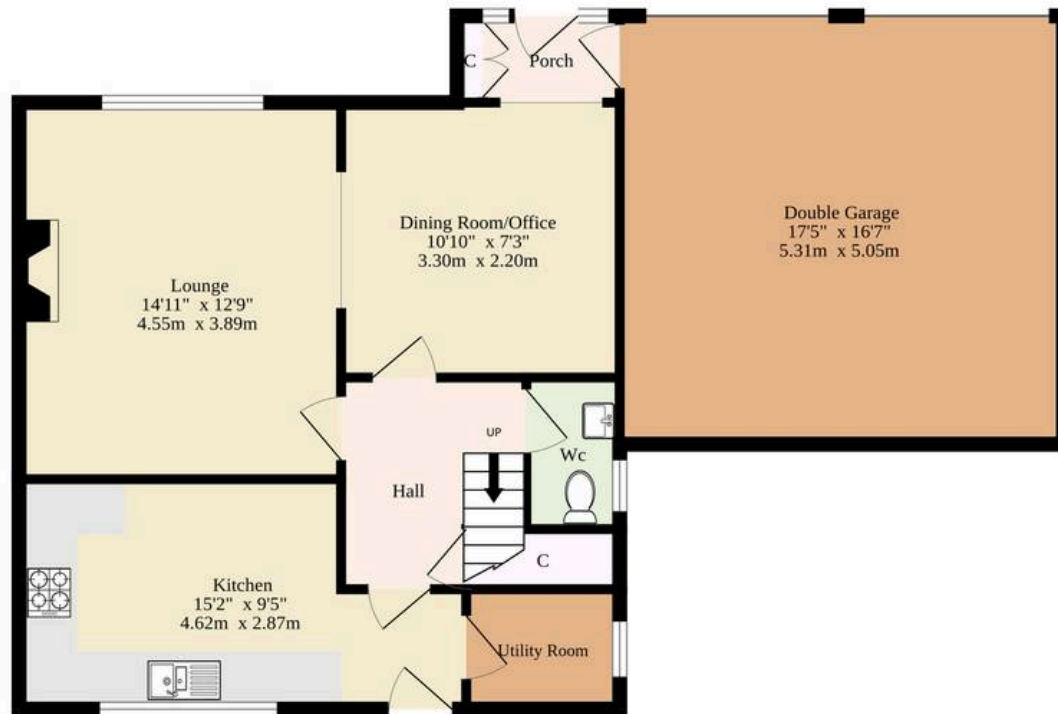
### Aylesbury Close, Norwich

As you enter through the porch, a neat space welcomes you, completed with a storage cupboard and direct access to the double garage. Moving through is a flexible office space, ideal for remote work, or it could be utilised as a dining room.

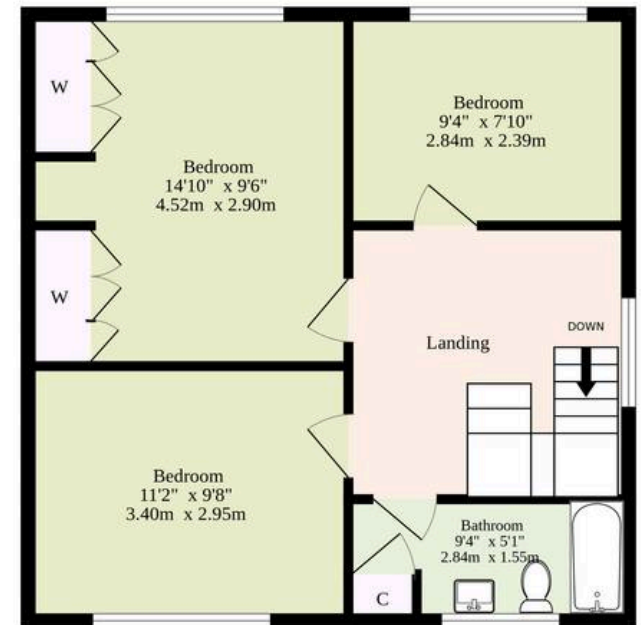
The office flows seamlessly into the bright lounge,



Ground Floor  
766 sq.ft. (71.2 sq.m.) approx.



1st Floor  
457 sq.ft. (42.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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